

**GENERAL PLAN ANNUAL PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of Rancho Santa Margarita  
**Reporting Period** 1/1/2014 - 12/31/2014

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
n/a											
(9) Total of <b>Moderate and Above Moderate</b> from Table A3 ▶			0	0		0					
(10) Total by income Table A/A3 ▶ ▶			0	0	0	0	0				
(11) Total <b>Extremely Low-Income</b> Units*			0								

\* Note: These fields are voluntary

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed Restricted	1	0	0								1
	Non-deed restricted		0	0								
Low	Deed Restricted	1	0	0								1
	Non-deed restricted		0	0								
Moderate	Deed Restricted	0	0	0								
	Non-deed restricted		0	0								
Above Moderate		0	41	25							66	-66
Total RHNA by COG. Enter allocation number:		2	41	25							66	-64
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Regional Housing Needs Allocation	Monitor progress of RHNA allocation	Ongoing	25 new residential multi-family housing units were constructed.
Homeless Services	Continue to cooperate with County and homeless service providers.	Ongoing	City continues to cooperate with County and homeless service providers.
Housing Choice Voucher (Section 8) Assistance	Cooperate with OCHA	Ongoing	City continues to cooperate with OCHA
OCHA Special Needs Groups	Cooperate with OCHA	Ongoing	City continues to cooperate with OCHA
Code Enforcement	Enforce maintenance standards	Ongoing	Code Enforcement continues to assist in maintaining standards of the City's building and zoning codes.
First Time Homebuyer Assistance	Cooperate with OCHA	Ongoing	City continues to cooperate with OCHA
Second Units	Promote second unit opportunities and monitor development.	Ongoing	City continues to promote second units opportunities and monitor development.
Energy Conservation	Continue to explore ways to promote energy conservation and sustainability	Ongoing	City continues to explore ways to promote energy conservation and sustainability
Expedited Project Review	Continue to implement expedited review of affordable housing projects	Ongoing	City continues to implement expedited review of affordable housing projects
Fair Housing Council of Orange County	Continue to contract with qualified proviers for fair housing service to the City	Ongoing	City continues to contract with qualified proviers for fair housing service to the City

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